

Minutes
October 16, 2014
North End - Huntington Heights Architectural Review Board

Members present:

Karl Dahlen, Carolyn Hughes, Mary Kayaselcuk, Phil Shook

Members Absent: The Board has three vacancies.

Staff present: David Watson

The meeting was called to order at 6:00 PM.

New Business

The following proposals were discussed by the Board for inclusion in the Guidelines.

I. Siding, Administrative Review it is proposed that the text *"Cement composite siding (e.g. Hardiplank) may also be approved with administrative review if it is identical in size and profile of the historical original siding. Historically original wood trim may be replaced with solid core PVC if it is identical in size and profile to the historically original wood trim"*.

J. Window, Exterior

Expansion of administrative approval for windows would consider wood composite to be the equivalent of wood. 2. a. will read *A historically original wood window may be replaced with a wood composite window under administrative review if all other administrative review qualifications are met.*

Neighborhood resident Bea Dahlen stated that she would prefer that these items remain under Board review. She further stated that she has concerns regarding enforcement of ARB regulations within the neighborhood. Staff noted that the proposed changes for cement composite siding reflect a long standing preference by the Board for this type of material over vinyl siding. Vinyl siding is routinely approved. The intent of allowing cement composite siding by administrative review would be to provide a minor incentive for the property owner to choose this material.

Staff also noted that wooden replacement windows are already allowed under administrative review. The modification to the Guidelines regarding wood composite windows clarifies that wood and wood composite shall be regarded equally.

The Board approved the Guidelines modifications 4:0.

Old Business

None

The meeting adjourned at 6:30 PM.